



214 UPPER RICHMOND ROAD, PUTNEY, SW15

DESK BASED ASSESSMENT



Report Number: 1030

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Desk Based Assessment

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Abstract

Britannia Archaeology Ltd was commissioned by Mr Khurram Majeed to undertake an archaeological desk based assessment of a site at 214 Upper Richmond Rd, Putney, SW15 (NGR: 523891 175088), situated in the London Borough of Wandsworth.

The assessment has identified a moderate potential for sub-surface archaeology dating to the Romano-British period and a high potential for late 19th century and 20th century remains. The potential for all other periods is considered to be low as the historic maps show the site remained in agricultural use until the late 19th century.

Three phases of building were identified after 1890 and the London County Council (LCC) Bomb Damage Map shows the site was destroyed during WWII. The existing 1950's building has a substantial basement that covers at least one quarter of the site to a depth of around three metres below the ground surface.

*The potential for any sub-surface archaeology surviving the extensive post-19th century development and bombing is considered **low**.*

The advice offered in the Planning Application Committee Report (2010) notes that the existing building is detrimental to the character of the area given its construction materials and poor state of repair. It was also noted that the proposed development plans would have a positive effect on the current setting. None of the listed buildings in the assessment area have line of sight to or from the proposed development as such it will have no impact on the setting of the surrounding historical listed buildings and gardens.



1.0 INTRODUCTION & METHODOLOGY

1.1 Project Background

Britannia Archaeology Ltd was commissioned by Mr Khurram Majeed to undertake an archaeological desk based assessment of the site at 214 Upper Richmond Rd, Putney, SW15 (NGR: 523891 175088), situated in the London Borough of Wandsworth. The site is located in an Archaeological Priority Area defined in the Wandsworth Local Development Framework; Development Management Policies Document (DMPD 2), but lies outside the local Conservation Areas (Fig. 1).

This assessment will partially fulfil condition 5 of planning application 2009/2149 and will help assess the need for any further archaeological work to mitigate the impact of the development on any surviving heritage assets. It will also consider the setting of the new development in relation to existing listed buildings and known archaeological sites within the immediate area.

The proposed redevelopment of the site includes the demolition of the existing three-storey 1950's Post Office building and the construction of a new four-storey mixed-use (retail Class 1A and residential flats) building.

1.2 Site Description

The site is located in the parish of Putney in the London Borough of Wandsworth on the north side of Upper Richmond Road close to the junction with Putney High Street and is close to the historic core of the settlement. It forms a square parcel of land measuring 383m² currently occupied by a dilapidated 1950's building comprising a cellared, three-storey structure formerly used as a Post Office (Fig. 1). The ground floor plan shows that the eastern side is an open courtyard, while the rest of the site is given over to a retail building. The second and third storeys sit above the retail area and are rectangular structures located along the southern boundary (Fig. 4).

The site is bounded to the north by the South West Main Line overland railway, to the south by Upper Richmond Road and to the east and west by commercial and residential buildings. It sits at approximately 12.90m AOD.

The bedrock geology comprises London Clay Formation, which is a mixture of clays and silts deposited approximately 34 to 55 million years ago in a deep sea environment. The superficial geology comprises Head deposits of clay, silt, sand and gravel which formed up 2 million years when the local environment was dominated by subaerial slopes (British Geological Survey, BGS).



2.0 METHODOLOGY

2.1 Aims & Scope

This report aims to assess all available information relating to archaeological remains within a 500m radius centred on the site in order to identify the potential presence of archaeological remains that will be impacted upon during the development. It will also consider the impact of the development on the setting of existing archaeological sites and listed buildings in the immediate vicinity. This report will take into consideration existing truncation from previous developments and the potential impact caused by the implementation of the proposed development plans and construction methods.

A mitigation strategy may be instigated after consultation with the English Heritage Greater London Archaeology Advisory Service (EHGLAAS) archaeologist for the Borough of Wandsworth.

2.2 Research and Sources

Historic Environment Record Office

The Greater London Historic Environment Record Office (GLHER) was consulted and provided details of all data held within a 500m radius of the site, it was also visited on the 8th July to access their archive of reports. The GLHER database holds records of archaeological sites, scheduled monuments, listed buildings, finds spots, registered parks and gardens, protected wreck sites and battlefields.

Documentary Sources

Primary and secondary documentary sources were consulted via the GLHER, Wandsworth Library Heritage Services, London Metropolitan Archives and the Archaeology Data Service (www.archaeologydataservice.ac.uk). All sources consulted are listed in the bibliography.

Cartographic Sources

A search of primary and secondary cartographic sources was undertaken via the Ordnance Survey, London Metropolitan Archives and Wandsworth Library Heritage Services.

Site Visit

A site visit was undertaken on the 8th July 2013 and a photographic record compiled. The visit aimed to identify any existing earthworks or visible archaeological remains, establish the condition and character of the existing site and note its setting. Proposed site plans were consulted during the visit to assess the areas most at risk from the development.

Presentation of Results



The results are presented by historical/archaeological period and are a synthesis of all data relevant to the site. Not all of the data supplied by the GLHER is referred to in the report, however Appendix 1 contains a full table and brief description of the HER search results which are also shown in full in Fig. 2.

3.0 PLANNING BACKGROUND

The archaeological assessment was carried out in accordance with guidance laid down by the National Planning and Policy Framework (NPPF, DCLD 2012). Relevant regional planning policy for the Putney area is the London Plan (2011): Policy 7.3 and the relevant local planning policies include the Wandsworth Local Development Framework; Development Management Policies Document (DMPD, 2012): Policy DMS 2.

3.1 National Planning Policy Framework (NPPF, DCLG March 2012)

The NPPF recognises that 'heritage assets' are an irreplaceable resource and planning authorities should conserve them in a manner appropriate to their significance when considering development. It requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. The key areas for consideration are:

- The significance of the heritage asset and its setting in relation to the proposed development;
- The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance;
- Significance (of the heritage asset) can be harmed or lost through alteration or destruction, or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification;
- Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred;
- Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

3.2 The London Plan (2011)

On 22 July 2011, the Mayor of London published the replacement of the spatial development strategy for Greater London. The relevant section on Heritage management is Policy 7.3:

Strategic



- A. London's historic environment, including natural landscapes, conservation areas, heritage assets, World Heritage Sites, Scheduled Ancient Monuments and memorials should be identified, preserved and restored.
- B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present, the site's archaeology.

Planning decisions

- C. Development should preserve, refurbish and incorporate heritage assets, where appropriate.
- D. New development in the setting of heritage assets, and conservation areas should be sympathetic to their form, scale, materials and architectural detail.

3.3 Wandsworth Local Development Framework; Development Management Policies Document (DMPD, 2012): Policy DMS 2.

Wandsworth Council's current development plan comprises a series of documents relating to the *Core Strategy* which was adopted in 2010. The relevant policy for heritage preservation is the *Development Management Policies Document* adopted in February 2012 and is detailed in Policy DMS 2. This states the Council's position on archaeology and the built environment and the relevant sections to this project are summarised as follows:

Policy DMS 2:

1. In addition to satisfying the relevant parts of Policy DMS1, applications affecting a heritage asset or its setting will be granted where it:
 - is in accordance with PPS 5, the London Plan and relevant English Heritage guidance;
 - takes full account of the Council's Conservation Area Appraisals and Management Strategies;
 - is accompanied by satisfactory Heritage Statement produced by a heritage specialist where appropriate.
2. Development involving the demolition or removal of significant parts of heritage assets will be granted in exceptional circumstances which have been clearly and convincingly demonstrated to be in accordance with the requirements of PPS5 policies HE 9 and 10.
3. Proposals for development involving ground disturbance in Archaeological Priority Areas (as identified on the proposals map), will need to be assessed and may be required to be accompanied by an archaeological evaluation report. The



recording and publication of results will be required and in appropriate cases, the Council may also require preservation in situ, or excavation.

4.0 ARCHAEOLOGICAL AND HISTORICAL RESEARCH RESULTS

The following results are presented as a synthesis of all the data obtained from the sources detailed above (Section 2.0) and listed in the bibliography (Figs. 2-6).

4.1 Prehistoric (750000BC – 43AD) (Fig.2)

Putney is situated on the edge of the River Thames at the base of hills that flank the south bank and rise steadily towards Wimbledon Common 1.5km to the south of the assessment site. Beverly Brook forms the western boundary of the parish and the River Wandle flows to the east, Putney is therefore bounded on three sides by water courses which have produced fertile alluvial soils well suited to agricultural development since the Neolithic period (Bird, 1987).

Evidence of prehistoric archaeology is sparse within the secondary sources and the GLHER search recorded no prehistoric finds or features on the assessment site, however six prehistoric records are noted within the 500m search radius.

Two separate finds (MLO10998 and MLO14487) dating to the Mesolithic period (12000 – 4000BC) have been recovered within the search area. 'Lithic implements' were recorded during the 1974-75 excavations at 14 Gwendolen Avenue (MLO10998) located 194m south-west of the assessment site and a tranchet axe head (MLO14487) was found at a spot 184m to the south, although the precise location of this is not certain. No further Mesolithic or older finds have been recorded near to the site.

Neolithic (4000 – 2200BC) finds have been made in four locations in the search area (MLO11002, MLO1611, MLO23374 and MLO9167). The excavations at 14 Gwendolen Avenue recorded 'lithic implements' (MLO11002) and two unclassified finds were recorded at Chiverton Rd (MLO1611) 200m to the north and Lawn Estates (MLO9167) 445m north-west of the assessment site. Further 'lithic implements' were recovered in the 1890's at Fairfax Estate (MLO23374), adjacent to Putney High Street and 167m north-east of the site.

Evidence from the wider area shows that activity continued nearby, with numerous Bronze Age Barrows and earth works associated with a possible early Iron Age hill fort (sometimes misleadingly referred to as 'Caesar's Camp') recorded on Wimbledon Common 2km to the south, however none has been recorded within the area of assessment. Significant quantities of later Bronze Age material including deliberately broken/damaged rapiers, axes, spearhead and swords have also been recovered from the Thames foreshore or by dredging (MacRobert, 2009) and there is some evidence for limited settlement activity at the mouth of Beverly Brook (1.2km north-west) dating to the late Bronze Age/Early Iron Age.



The evidence for pre-historic settlement activity in the local area is relatively sparse, however this is perhaps due to the small number of excavations rather than a genuine absence of activity. The minimal number of finds and the more intensive activity down the road in Wimbledon would suggest some limited settlement activity in pre-historic Putney.

4.2 Romano-British (43AD – c. 410AD) (Fig. 2)

Londinium became a major settlement and administrative centre during the Romano-British period. Putney lies 8km south-east of the Roman town and was somewhat removed being on the opposite banks, however Putney may have been the first point at which the invading Roman Army of 43AD crossed the Thames. The classic account recorded by *Cassius Dio (Historia Romana)* suggests that the Army first tried to manoeuvre across at Westminster, using Auxiliary troops to force a route through the ford, however regular units were subsequently used to cross at an 'unguarded bridge a little way upstream' (*Cassius Dio*, trans. Carey, E. 1989).

It is likely that that during the Romano-British period, Putney was part of the rural farming hinterland associated with providing produce for London (Farrant, 1972). The archaeological evidence suggests that a small settlement was established in an area to the east of Putney High Street and around 360m north of the assessment site. This settlement could also have controlled the southern part of the Thames crossing.

No Romano-British sites or finds have been identified on the assessment site, however the GLHER search results returned 11 records, supporting the above suggestion that there was a significant increase in settlement activity in the search area during this period.

The 1974-75 excavations at 14 Gwendolen Avenue recorded a potential Roman road (MLO11006) with parallel ditches containing Roman pottery. Further excavations in Putney including 55 Felsham Road (MLO10491) and Olivette Street (MLO13275) have also uncovered Roman roads which have contributed to a reasonable understanding of the Roman road network in Putney (Fuentes & Greenwood, 1993) (Fig. 3). This network includes a road that runs parallel to (and occasionally under) the existing Upper Richmond Road just to the south of the assessment site (Fig. 3). The line of the road at this point is conjectural and based on the alignment of excavated sections of Roman Road 1km to the east near Dykes Lane, however a find spot located 240m south-east of the assessment site (MLO10487) records the discovery of a duponius (coin) of Marcus Aurelius (164-5AD) close to the projected line of the road.

The majority of records relating to Romano-British activity are located approximately 350m north of the assessment site suggesting that this is the focal point of the settlement (Fig. 2). Most record the location of pottery find spots (MLO12614, MLO10497, MLO10498, MLO10492, MLO22095 and MLO10502), but one section of disturbed/un-stratified stone wall (MLO22097) was recorded at 96-98 Putney High Street along with three sherds of Roman pottery (MLO22095). Of the remaining find spots, the



most significant is MLO10502 at Lacy Road where six complete vessels, including three Samian Ware dishes, were recovered and photographed.

Further north of the assessment area, excavations at 38 Felsham Road recorded Roman timber buildings, a road, ditches and pits indicating significant settlement activity.

4.3 Anglo-Saxon (Early medieval) (c.410AD – 1066AD) (Fig. 2)

The withdrawal of Roman authority in Britain from AD 410 onwards and the subsequent dominance of the Anglo-Saxons in the south and east of England led to significant changes in settlement distribution. London eventually re-emerged as an important town in the 7th century AD, but the focus of settlement initially shifted outside of the walled town to the Strand, returning back within the walls in later centuries. The decline and abandonment of many Romano-British settlements is well documented and it is likely that Putney followed this general pattern.

The modern settlement of Putney can trace its origins back to the Anglo-Saxon period; the name is a corruption of the Old English (Anglo-Saxon) *Putelei* meaning 'clearing of the hawk, or of a man called Putta,' (Mills, 2003) and is recorded by this name in the Domesday survey of AD 1086.

It is probable that a small settlement was established next to the Thames and close to the old Roman town/villa, although evidence for any sustained settlement activity is sparse. A fish trap or small weir downstream of the railway bridge was radiocarbon dated to AD 410 – 640, however the archaeological evidence for post-Roman Putney shows that settlement was not always continuous and shifted over time (MacRobert, 2009).

The first reference to Putney was in Domesday in AD 1086 and identified it as part of the Mortlake Manor (later known as Wimbledon Manor). The entry describes a '20 shilling toll from the vill of *Putelei*' which most likely related to a ferry toll or landing fee and Putney was only mentioned because this income to the manor came exclusively from the village (MacRobert, 2009).

Only one GLHER record of Anglo-Saxon finds (MLO23213) was recorded in the search area and these were uncovered by the Wandsworth Historical Society during excavations at 55 Felsham Road (ELO5348), located 467m north of the assessment site. A Saxon sword known as a 'seaxe' and five sherds of pottery were recovered, but no features were noted.

Sparse archaeological evidence for Anglo-Saxon occupation is perhaps attributable to limited excavations in the area and the documentary evidence and etymology of Putney suggests at least some very limited settlement activity during this period.



4.4 Medieval (1066 AD – 1540 AD) (Fig. 2)

The medieval period in Putney is better represented in both primary and secondary sources, although the settlement remained small. In the wider area, London became an increasingly important city and the *de facto* capital of Britain after the Norman invasion in 1066.

The next documentary reference to Putney dates to 1279 when the town name is recorded as *Puttenhuth* which translates as 'landing place of a man called Putta' (Mills, 2003). This is thought to describe the village's most distinguishing characteristic (MacRobert, 2009) in relation to its use as a landing place along the Thames.

The earliest reference to a Church of St Mary the Virgin (207109) in Putney dates to 1271 on a document held in the archives at Lincoln Cathedral (MacRobert, 2009) and the foundations of this 13th century building were excavated in the 1970's. It was not considered a parish church, but rather a chapel of ease to the parish church at Wimbledon and was largely rebuilt in 1836, the 15th century tower and 16th century chapel by Nicholas West being the only surviving sections of the original building. It currently has Grade II* Listed Building status.

No medieval sites or finds have been noted on the assessment site, however the GLHER search area contains five records dating to the medieval period including the site of the medieval village of Putney (MLO73313), thought to have clustered around the Church of St Mary, 440m north of the assessment site.

The excavations at 14 Gwendolen Avenue, close to the assessment site, revealed a track way (MLO25145) which probably followed the line of the Roman road and was dated by a piece of pottery embedded in the surface (MLO38313). The last two records (MLO 10514 and MLO3521) relate to find spots where sherds of medieval pottery were recovered.

A *terrier* compiled in the 15th century gives details of the field divisions for Putney which comprises six main fields, further subdivided into strip fields. The assessment site was located in the south-eastern corner of 'Six Field':

| Name | Size | North Boundary | West Boundary | South Boundary | East Boundary |
|--------------------------------------|--------------|---------------------|--|-------------------------|--|
| Baston Field | 70.5 Acres | Thames | Properties on east side of High Street | Upper Richmond Rd | Wandsworth |
| Coalecroft Field | 94.25 Acres | Upper Richmond Road | Putney Hill | Putney Heath Lane | Wandsworth |
| Smallthorn & Waddon Field | 42.75 Acres | Fifth Field | Fourth Field | The Heath | Putney Hill |
| Fourth Field | 86.5 Acres | Fifth Field | Putney Park | The Heath | Smallthorn & Waddon Field |
| Fifth Field | 88.25 Acres | Upper Richmond Rd | Putney Park | Third & Fourth Fields | Smallthorn & Waddon Field |
| Sixth Field | 216.75 Acres | Thames | Putney Common | Lower Upper Richmond Rd | Properties on west side of High Street |

Table 1: Medieval Field Division in Putney



4.5 Post-medieval and Modern (1540AD – Present) (Figs. 2–6)

Putney is well represented in primary and secondary sources during the post-medieval and modern periods and the growth of the town from small settlement to its present size and disposition is well-chronicled. The maps consulted were produced between 1636 and 1968 with the assessment site being clearly identifiable on most (Figs. 5 & 6).

The town grew in importance due to the ferry crossing over the Thames and there are numerous references to it in late medieval and post-medieval documents. They suggest two types of ferry were commonly used with the short haul across to Fulham being the most common and a long haul ferry to London being reserved for more affluent patrons (MacRobert, 2009). Putney was used as the headquarters for the Parliamentary Army in 1647 and the 'Putney Debates' were held at this time in the Church of St Mary (Malden, 1912). These were a series of debates between members of the Parliamentary Army regarding a proposed new constitution for England.

The settlement slowly expanded during the early part of this period along the High Street and is a classic example of a linear settlement. The earliest map by Nicholas Lane (1636) clearly shows the development of buildings along High Street and a little way along what is now Lower Richmond Road on the Thames waterfront where presumably the landing area and ferry were located (Fig. 3). This is the only cartographic source consulted that pre-dates the construction of the first wooden bridge in 1729. The assessment site is shown to be on the outskirts of Putney in an undeveloped area presumably given over to agriculture; it is located in the south-eastern corner of a large, tree-lined field that was not subdivided into strips.

The John Rocque Map dating to 1741 shows very little change to the layout and development of Putney from the Lane map published over a hundred years earlier. The assessment site is still located in the south-eastern corner of a large field, however the field is now shown to be divided into strip fields aligned east to west and bounded by two new tracks (Charlwood Road and Quill Lane) to the west (Fig. 3).

Excavations at 14 Gwendolen Avenue, approximately 200m south-west of the assessment site, encountered post-medieval pottery dating to the 17th and 18th century (MLO12010). The three cartographic sources that cover this period do not show any buildings or give any indication of development in this area, however a cemetery (MLO10899) just to the north on Upper Richmond Rd was opened in 1763 within which four of the eleven listed buildings (207155, 207158, 207156 and 207157) are located. All four are inscribed table tombs dating to between 1787 and 1833.

The Corris Map from 1787 gives a good detailed view of the village and suggests that once again very little had changed in the 46 years since the Rocque map was compiled. No plot divisions are recorded and the buildings on the corner of Upper Richmond Rd and Putney High Street are no longer present. The Hare and Hounds public house is shown opposite the assessment site and is still present today. The site is still remote and fairly isolated from the main town and no doubt continued to be in agricultural use.



Thomas Milne's map from 1800 continues to show little in the way of development in or around the assessment site which remained very much in a rural setting. The large field between Charlwood Lane and Putney High Street has been further subdivided and the strips fields have been replaced. The site is still located in the south-eastern corner of a smaller field that is listed as 'common arable' in Milne's key. In central Putney, the settlement has begun to spread along side roads off the High Street, mainly Felsham Rd, Lacy Road and Putney Bridge Road and the wooden bridge is clearly shown to bend around behind St May's Church and over the Thames.

Excavations at Felsham Road (ELO7625), 410m north of the assessment site, recorded a 17th century soil layer disturbed by 19th and 20th century cellars. The expansion of Putney along the roads parallel to the Thames only began in earnest in the early 19th century and development around the assessment site began much later.

The Tithe Map dating to 1849 shows a moderate increase in building development, however the major change from earlier sources is the newly constructed railway line (1838) immediately north of the assessment site (Fig. 3). It also shows new buildings along Putney High Street to the south, however Upper Richmond Road remained largely free of development except where it met Quill Lane to the west. The assessment site is recorded within Plot 35 which was bounded by the railway to the north, Upper Richmond Road to the south, Putney High Street to the east and Plot 36 to the west. The apportionment contained the following entries for Plots 35 and 36:

| TITHE NUMBER | LAND OWNER | OCCUPIER | SITE NAME | LAND USE | A | R | P |
|--------------|-------------------------------|----------------|-----------|----------|---|---|----|
| 35 | SOUTH WESTERN RAILWAY COMPANY | ROBERT ASHTON | / | GARDEN | / | 2 | 9 |
| 36 | " | PATRICK WILCOX | / | MEADOW | 1 | / | 20 |

Table 2: Tithe Apportionments

The garden belonged to a small house that fronted Putney High Street where the Railway Inn public house is now located. The land must have been acquired by the Railway Company during the initial construction in 1838 with a view to further expansion which happened in 1885-86 when the track's capacity was increased.

Stanfords Map of 1862 shows that development around the assessment site increased steadily in the 13 years after the Tithe map was produced and several buildings have been constructed along Upper Richmond Road close to the junction with Putney High Street and out towards Charlwood Road. The bottom section of Quill Lane has been replaced with housing and the centre of Putney has seen significant development out to both the east and west. The assessment site remained undeveloped, however it was flanked by new buildings either side, and the fields across the road had also been developed. There were still large open areas around the assessment site, but many of these seem to have become parks rather than agricultural fields.

The First Edition Ordnance Survey Map of 1865/73 is the first map to show a building on the assessment site. This appears to have comprised a structure built around a central open courtyard with access on to Upper Richmond Road. Terraced housing is evident along the north side of Upper Richmond Road in both directions, but the southern side



remained largely free of development. The western side of Putney High Street to the south is also developed by this point with semi-detached housing, but the east side is free from development and appears to have remained as park land. The area south of the assessment site was still semi-rural, however the basic modern layout had been established by this point and the stage was set for rapid urbanisation.

The Second Edition Ordnance Survey Map of 1894/96 bears testament to the incredible pace of development in and around London in the late 19th century. Nearly every available space had been developed with predominantly terraced housing. Large, more luxurious buildings such as the Gordon Hotel just north of the assessment site, had been demolished making way for densely packed terraced houses. The assessment site may have also been redeveloped as the building depicted covers the whole plot without a visible courtyard.

All the remaining listed buildings (207174, 207132, 207109, 207159, 207213, 422726 and 207131) in the assessment area date to this phase of rapid development between 1858 and 1899. Closest to the assessment site are:

- The Pines (207111) built in 1870;
- the Polish Church of the Evangelist (207132 – shown as St John's on the OS maps) built in 1858;
- Putney Methodist Church (207159) built in 1881; and
- Newnes Public Library (422726) built in 1899.

The wooden bridge across the Thames was replaced in 1886 by the stone bridge (207104) that stands today. None of the listed buildings have line of sight to, or are located closer than 131m to the assessment site.

The Revised Edition Ordnance Survey Map (1916) shows little change from the 1894/96 map, however an early cinema had been constructed opposite the assessment site and Newnes Library (422726) is also recorded.

The LCC Bomb Damage Map (1939/46) shows that the building on the assessment site suffered a direct hit and was completely destroyed, however the buildings immediately adjacent were not severely damaged which is unusual. The environmental advice for the planning application suggests that the site was a petrol station in the 1930's which would have been particularly susceptible to incendiary bombs while the surrounding buildings were more resilient. The more usual effects of high explosive bomb damage is illustrated further along Upper Richmond Road where the direct hit buildings are completely destroyed (numbers 268-278) and the surrounding buildings are also badly damaged including Putney Methodist Church (207159) (EH Pastscape, 2013). A WWII concrete air raid shelter (MLO75210) was recorded prior to demolition at 332 Upper Richmond Road in 2000 and is the only modern record held by the GLHER within the search area.

The final map consulted dates to 1968 and shows the current building as a Post Office. Interestingly, the adjacent plot to the west is described as a garage and may be the



petrol station referred to in the environmental advice , the buildings are the same as on the 1916 OS map. There are several differences between the 1968 map and the current street plan, specifically the buildings opposite (including the early cinema) have been demolished and replaced with a large modern building. The adjacent garage and buildings have also been replaced with a modern structure, however the rest of the street remains largely the same.

4.7 Site Visit (Fig. 8)

A site visit was undertaken by the author on 8th July 2013 to determine the current state of the assessment area, investigate the presence of any surface or potential subsurface archaeological remains and to ascertain the current level of truncation.

The existing building was constructed in the 1950's and served until recently as a Post Office with offices above. Most significantly, a large basement was recorded over at least a quarter of the current site to a depth of at least 3m below the ground surface and contained an industrial scale boiler and storage cupboards. Any sub-surface archaeological remains will most likely have been removed in this area.

The fabric of the building was noted as concrete and glass and was generally in a poor state of repair and being prepared for demolition. It was clearly constructed for utility and does not contribute to the overall pleasant setting of the area, but rather detracts from it.

A courtyard on the east side of the plot was laid to concrete and mostly overlies the basement area. The uppermost floors overlook the railway line and terraced housing to the north, while trees screen a modern building to the south on Upper Richmond Road. The listed buildings noted in the GLHER search are not visible from the current building due to the height of the surrounding building.

No obvious archaeological structures or earthworks were observed.

5. DISCUSSION

5.1 Archaeological Potential

Archaeological information in the immediate area of the assessment site is relatively sparse, due mainly to a low level of archaeological investigation in the locality. The wider area is quite well represented showing human activity within 500m dating from the Mesolithic to the modern periods. Evidence suggests a relatively low level of human activity until the Romano-British period. Given the research results, there is a **low** potential for the presence of prehistoric features or finds.

The site's immediate proximity to the projected Roman Road in Fuentes and Greenwood's research and the finds from the site at 14 Gwendolen Avenue, suggest a



moderate potential for features or finds dating to the Romano-British period, especially associated with the road itself.

The origins of Putney as a modern parish lie in the Anglo-Saxon period, although there is little evidence of significant settlement activity. Limited evidence indicates activity some distance to the north adjacent to the Thames and St Mary's church and as such there is a **low** potential for Anglo-Saxon finds and features on the assessment site.

The parish was properly established by the medieval period, however it remained small and did not have its own manor, being part of the Mortlake estate. The ferry crossing was in use, as described in the Domesday survey, but the evidence shows that the village remained small and insignificant. Early maps show that the site was undeveloped and was in use as agricultural land; it is likely that this remained the case throughout the medieval period. Therefore the potential of archaeological features and finds from this period is **low**.

Putney slowly developed along Putney High Street during the majority of the post-medieval period. The assessment site was on the outskirts of the parish and the cartographic sources clearly show that it remained undeveloped until the latter half of the 19th century when the whole area underwent radical and rapid development including the construction of the adjacent railway. The initial building had a central court yard and opened onto Upper Richmond road, but this appears to have been redeveloped in the early 20th century, possibly becoming a petrol station by the 1930's. Destruction of the second building during WWII resulted in the construction of the current building in the 1950's. The potential for post-medieval and modern finds and features on the assessment site is **high** (with emphasis on late 19th and early 20th century) and **low** for anything predating 1865.

5.2 Existing and Proposed Impact (Figs. 7 & 8)

Existing Impact

Construction of the initial building in the late 19th century would have had a significant impact on any surviving underlying archaeological deposits. The building occupied the same area as the current development and it is likely that the boundary would have suffered some truncation from foundations.

The construction of a second building would have further damaged any sub-surface archaeology and if the site was indeed a petrol station as suggested by the 1930's, then the installation of below ground fuel holding tanks would have caused significant truncation.

The impact of the bombing and subsequent clearing of the site would have been significant and the construction of the current building including the basement area has certainly added to the high level of ground truncation already described.



Given the above, the potential for the presence of any preserved sub-surface archaeology is considered **low**.

Proposed Impact

Proposed construction plans involve the demolition of the existing three-storey 1950's Post Office building and the construction of a new four-storey mixed-use (retail Class 1A and residential flats) building.

The plans indicate there will be no basement which will reduce the overall impact on areas where archaeology might survive. The foundations will necessarily be substantial to accommodate the increase in building height and plans relating to foundation construction techniques have yet to be finalised. Impact on any surviving subsurface remains will be high.

Impact on Setting

The current construction has been noted as detrimental to the character of the area in the initial planning response and as such the impact of the proposed development on the historic setting of the area will be positive.

None of the listed buildings noted on the GLHER database have line of sight to the proposed development and therefore there will be a negligible impact on the setting of the surrounding historical listed buildings and gardens.

6. CONCLUSIONS AND RECOMMENDATIONS

6.1 Conclusions

The potential for surviving archaeological remains on the assessment site is **low** due to the high level of truncation already experienced during three phases of development since the late 19th century, the site's apparent destruction due to bombing and the existing building's substantial basement. There is also the possibility that below ground petrol station fuel tanks caused further truncation in the 1930's.

6.2 Recommendations

Given the results of the assessment and the proposed plans, it is unlikely that the development will encounter undisturbed archaeological remains predating the late 19th and 20th centuries.

It is also unlikely that further archaeological work would add to our understanding of this particular site or the surrounding area, however this recommendation may be subject to change once the final proposals have been submitted and fully reviewed.

7.0 ACKNOWLEDGMENTS



Britannia Archaeology Ltd would like to thank Mr K Majeed of McMichael Estates for his instruction and funding the project and to Kate for arranging access to the building and her assistance. We would also like to thank Melanie Bell and the GLHER team for their advice and assistance.

We are also grateful to Mark Stevenson of English Heritage Greater London Archaeological Advisory Service for his time, input and advice.

8.0 PROJECT ARCHIVE & DEPOSITION

A full archive will be prepared for all work undertaken in accordance with guidance from the *Selection, Retention and Dispersion of Archaeological Collections*, Archaeological Society for Museum Archaeologists, 1993. Deposition will be with the London Archaeological Archive and Research Centre, Museum of London or the GLHER as appropriate.

The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency. The material will be catalogued, labelled and packaged for transfer and storage in accordance with the guidelines set out in the United Kingdom Institute for Conservation's *Conservation Guidelines No.2* and the Archaeological Archives Forum's *Archaeological Archives, A guide to best practice, compilation, transfer and curation* (Brown, 2007).



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Nicholas Lane, 1636

John Rocque, 1741

Corris, 1787



Thomas Milne, 1800

Tithe Map, 1849

Edward Stanford 1862

1st Edition Ordnance Survey Map 1865/73

2nd Edition Ordnance Survey Map 1894/96

Ordnance Survey Revised Edition, 1916

LCC Bomb Damage Map (2nd Edition Ordnance Survey Map 1919) 1945

Ordnance Survey Revised Edition, 1968

Websites:

The British Geological Survey (Natural Environment Research Council) – Geology of Britain Viewer - www.bgs.ac.uk/opengeoscience/home.html?Accordion2=1#maps

English Heritage PastScape www.pastscape.org.uk

Archaeological Data Service (ADS) www.ads.ahds.ac.uk

English Heritage National List for England
www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england

DEFRA Magic <http://magic.defra.gov.uk/website/magic>



APPENDIX 1 – GLHER DATA

MONUMENT DATA

| Monument ID | Name | Monument Type | Date Range | Period Range | Finds |
|-------------|--|----------------------|---------------------|------------------------------|-------------------------------|
| MLO10487 | 125 UPPER RICHMOND ROAD | FINDSPOT | 43 AD to 409 AD | Roman | COIN (Roman) |
| MLO10491 | 55 FELSHAM ROAD | ROAD, DITCH, SURFACE | 43 AD to 409 AD | Roman | |
| MLO10492 | 64 LACY ROAD | FINDSPOT | 43 AD to 409 AD | Roman | POT (Roman) |
| MLO10497 | 44-58 CHELVERTON ROAD | FINDSPOT | 43 AD to 409 AD | Roman | POT (Roman) |
| MLO10498 | 51-57 LACY ROAD | FINDSPOT | 43 AD to 409 AD | Roman | POT (Roman) |
| MLO10502 | LACY ROAD | FINDSPOT | 43 AD to 409 AD | Roman | POT (Roman) |
| MLO10514 | 44-58 CHELVERTON ROAD | FINDSPOT | 1066 AD to 1539 AD | Medieval | POT (Medieval) |
| MLO1611 | CHELVERTON RD | FINDSPOT | 4000 BC to 2201 BC | Neolithic | FIND UNCLASSIFIED (Neolithic) |
| MLO10899 | UPPER RICHMOND ROAD | CEMETERY | 1540 AD to 1900 AD | Post Medieval | |
| MLO10998 | 14 GWENDOLEN AVENUE | FINDSPOT | 10000 BC to 4001 BC | Mesolithic | LITHIC IMPLEMENT (Mesolithic) |
| MLO11002 | 14 GWENDOLEN AVENUE | FINDSPOT | 4000 BC to 2201 BC | Neolithic | LITHIC IMPLEMENT (Neolithic) |
| MLO11006 | 14 GWENDOLEN AVENUE | ROAD | 43 AD to 409 AD | Roman | |
| MLO22097 | 96-98 Putney High Street, (Nos.96-98 even), Putney {Possible Roman Wall?} | WALL | 43 AD to 409 AD | Roman | COMMEMORATIVE STONE (Roman) |
| MLO22095 | 96-98 Putney High Street, (Nos.96-98 even), Putney {Roman Pottery Sherds} | FINDSPOT | 43 AD to 409 AD | Roman | POT (Roman) |
| MLO104431 | Putney High Street, (Nos.96-98 even) ['Chatfield House'], {19th century Cess Pit?} | CESS PIT | 1800 AD to 1885 AD | 18th Century to 19th Century | |
| MLO12010 | 14 GWENDOLEN AVE | FINDSPOT | 1540 AD to 1900 AD | Post Medieval | POT (Post Medieval) |
| MLO12614 | 2-8 ATNEY RD | FINDSPOT | 43 AD to 409 AD | Roman | POT (Roman) |
| MLO13275 | OLIVETTE ST | ROAD | 43 AD to 409 AD | Roman | |
| MLO14487 | PUTNEY HILL (AREA) | FINDSPOT | 10000 BC to 4001 BC | Mesolithic | AXE (Mesolithic) |
| MLO1475 | ABRAHAM DAWES ALMSHOUSES | PIT | 1540 AD to 1900 AD | Post Medieval | |



214 Upper Richmond Road, Putney, SW15
Archaeological Desk Based Assessment

| | | | | | | |
|------------------|--|---------------------------------------|------|--------------------|------------------------------|--|
| MLO1477 | ABRAHAM DAWES ALMSHOUSES | FINDSPOT | | 500000 BC to 42 AD | Prehistoric | LITHIC IMPLEMENT (Prehistoric) |
| MLO17350 | 67 FELSHAM RD | NEGATIVE EVIDENCE | | | | |
| MLO23213 | 55 FELSHAM RD | FINDSPOT, FINDSPOT, FINDSPOT, FEATURE | | 410 AD to 1065 AD | Early Medieval/Dark Age | SWORD (Early Medieval/Dark Age), POT (Early Medieval/Dark Age) |
| MLO23374 | FAIRFAX ESTATE | FINDSPOT | | 4000 BC to 2201 BC | Neolithic | LITHIC IMPLEMENT (Neolithic) |
| MLO25145 | 14 GWENDOLEN AVE | TRACKWAY | | 1066 AD to 1539 AD | Medieval | |
| MLO2794 | 1-3 DISRAELI RD | BEDDING TRENCH | | 1540 AD to 1900 AD | Post Medieval | |
| MLO2841 | 58 PUTNEY HIGH ST | UNASSIGNED | | | | |
| MLO3359 | 2-4 WERTER RD | UNASSIGNED | | | | |
| MLO3521 | 64 LACY RD | FINDSPOT | | 1066 AD to 1539 AD | Medieval | POT (Medieval) |
| MLO3646 | 3-29 PUTNEY HIGH ST | UNASSIGNED | | | | |
| MLO38313 | 14 GWENDOLEN AVE | FINDSPOT | | 1066 AD to 1539 AD | Medieval | POT (Medieval) |
| MLO67607 | 1-3 DISRAELI RD | DITCH | | 1540 AD to 1900 AD | Post Medieval | |
| MLO67608 | 1-3 DISRAELI RD | POST HOLE | | | | |
| MLO73313 | HIGH ST | SETTLEMENT, VILLAGE | | 1066 AD to 1539 AD | Medieval | |
| MLO75210 | 332 UPPER RICHMOND RD SW15 | AIR SHELTER | RAID | 1940 AD to 2001 AD | Modern | |
| MLO76168 | THE OLD CASTLE PUB, PUTNEY BRIDGE ROAD/BREWHOUSE STREET, PUTNEY | DUMP | | 1601 AD to 1800 AD | 17th Century to 18th Century | |
| MLO76387 | THE OLD CASTLE PUB, PUTNEY BRIDGE ROAD/BREWHOUSE STREET, PUTNEY | WALL | | 1450 AD to 1700 AD | 15th Century to 17th Century | |
| MLO77622 | THE OLD CASTLE PUB, PUTNEY BRIDGE ROAD/BREWHOUSE STREET, PUTNEY | WALL, GARDEN SOIL | | 1801 AD to 1900 AD | 19th Century | |
| MLO77628 | THE OLD CASTLE PUB, PUTNEY BRIDGE ROAD/BREWHOUSE STREET, PUTNEY | VAULT, BUILDING, WELL | | 1601 AD to 1900 AD | 17th Century to 19th Century | |
| MLO9167 | LAWN ESTATE | FINDSPOT | | 4000 BC to 2201 BC | Neolithic | FIND UNCLASSIFIED (Neolithic) |
| MLO99056 | Walker Place and Felsham Road, [Land at], Putney, {17th century soil, 19th-20th century cellars} | BURIED SOIL HORIZON, CELLAR | | 1601 AD to 1950 AD | 17th Century to Modern | |
| MLO104424 | Putney High Street, (Nos.96-98 even) ['Chatfield House'], {Altered | BUILDING, SEMI DETACHED | | 1700 AD to 2013 AD | 17th Century to Modern | PHIAL (17th Century to 19th Century), COMB (19th Century), CHAMBER POT (17th Century to 18th Century), TOOTHBRUSH (18th Century to |



214 Upper Richmond Road, Putney, SW15
Archaeological Desk Based Assessment

early 18th century house and later shops}

HOUSE, OFFICE,
SHOP, CESS PIT

19th Century), TOOTHBRUSH (18th Century to 19th Century)

EVENT DATA

| Event ID | Name |
|-----------------|--|
| ELO7189 | Desk Based Assessment of Land at Felsham Road and Walkers Place, Putney |
| ELO7265 | Archaeological Evaluation at Land at Walker Place and Felsham Road, Putney |
| ELO8627 | Upper Richmond Road (Nos 131-133) [Tileman House], Putney SW15: Desk Based Assessment |
| ELO11906 | Upper Richmond Road (77-83), Putney, London SW15. Archaeological Desk Based Assessment |
| ELO11919 | Upper Richmond Road (257-259), Putney, Wandsworth, SW15. Archaeological Evaluation |
| ELO12437 | Putney High Street (Nos 45-61 and 89-93)/Putney Bridge Road (Nos 329-339), Putney, Wandsworth: Desk Based Assessment |
| ELO13012 | Putney High Street (Nos 96-98) [The Exchange Shopping Centre], Putney, Wandsworth, SW15: Standing Building Recording |

LISTED BUILDINGS

| Legacy ID | Name | Grade | NGR |
|---------------|--------------------------------------|-------|----------------|
| 207174 | WERTER ROAD BAPTIST CHURCH | II | TQ 24088 75242 |
| 207132 | POLISH CHURCH OF THE EVANGELIST | II | TQ 23803 74936 |
| 207155 | TABLE TOMB AT ENTRANCE TO THE GROUND | II* | TQ 23705 75121 |
| 207158 | TABLE TOMB INSCRIBED TO JOSEPH LUCAS | II | TQ 23685 75108 |
| 207109 | CHURCH OF ST MARY THE VIRGIN | II* | TQ2415675601 |
| 207111 | THE PINES | II | TQ 23967 74974 |
| 201856 | PUTNEY BRIDGE | II | TQ 24247 75760 |
| 207110 | THE WHITE LION HOTEL PUBLIC HOUSE | II | TQ 24114 75596 |
| 207156 | TABLE TOMB TO ROBERT WOOD | II | TQ 23687 75122 |
| 207159 | PUTNEY METHODIST CHURCH | II | TQ 23603 75173 |



214 Upper Richmond Road, Putney, SW15
Archaeological Desk Based Assessment

| | | | |
|---------------|---|----|----------------|
| 207213 | PARK LODGE | II | TQ 24290 75375 |
| 422726 | NEWNES PUBLIC LIBRARY | II | TQ 24035 75146 |
| 207157 | TABLE TOMB TO STRATFORD CANNING | II | TQ 23695 75120 |
| 207104 | PUTNEY BRIDGE (THAT PART IN WANDSWORTH) | II | TQ 24200 75690 |
| 207131 | ROSSLYN TOWER | II | TQ 24073 74906 |



APPENDIX 2 – OASIS SUMMARY SHEET (Copied from OASIS Page)

OASIS ID: [britanni1-159184](#)

Project details

Project name: 214 Upper Richmond Road, Putney, SW15

Short description of the project:

Britannia Archaeology Ltd was commissioned by Mr Khurram Majeed to undertake an archaeological desk based assessment of a site at 214 Upper Richmond Rd, Putney, SW15 (NGR: 523891 175088), situated in the London Borough of Wandsworth. The assessment indicated a moderate potential for sub-surface archaeology dating to the Romano-British period and a high potential for late 19th and 20th century remains. The potential for all other periods was considered low and the historic maps show the site remained in agricultural use until the late 19th century. Three phases of building were identified after 1890 and the LCC Bomb Damage Map shows the site was destroyed during WWII. The existing 1950's building has a substantial basement that covers at least one quarter of the site to a depth of around three meters below the ground surface. The potential for any sub-surface archaeology surviving the extensive post 19th century development and bombing is considered low. The advice offered in the Planning Application Committee Report (2010) notes that the existing building is detrimental to the character of the area given its construction materials and poor state of repair. It was also noted that the proposed development plans would have a positive effect on the current setting. None of the listed buildings in the assessment area have line of sight to or from the proposed development and it will have a negligible impact on the setting of the surrounding historical listed buildings and gardens.

Project dates Start: 24-06-2013 End: 16-09-2013

Previous/future work: No / Not known

Any associated project reference codes: P1036 - Contracting Unit No.

Type of project: Desk based assessment

Site statu: Area of Archaeological Importance (AAI)

Current Land use: Industry and Commerce 3 - Retailing

Monument type: NONE None

Monument type: BUILDING Modern

Significant Finds: NONE None

Significant Finds: NONE None

Project location

Country: England

Site location: GREATER LONDON WANDSWORTH PUTNEY 214 Upper Richmond Road

Postcode: SW15 6TD

Study area: 352.00 Square metres

Site coordinates: TQ 2389 7508 51 0 51 27 38 N 000 12 59 W Point

Height OD /Depth: Min: 12.00m Max: 13.00m



Project creators

Name of Organisation: Britannia Archaeology Ltd

Project brief originator: English Heritage/Department of Environment

Project design originator: Matthew Adams

Project director/manager: Matthew Adams

Project supervisor: Matthew Adams

Type of sponsor/funding body: Developer

Name of sponsor/funding body: McMichael Estates Ltd

Project archives

Physical Archive Exists?

No

Digital ArchiveExists?

No

Paper Archive recipient:

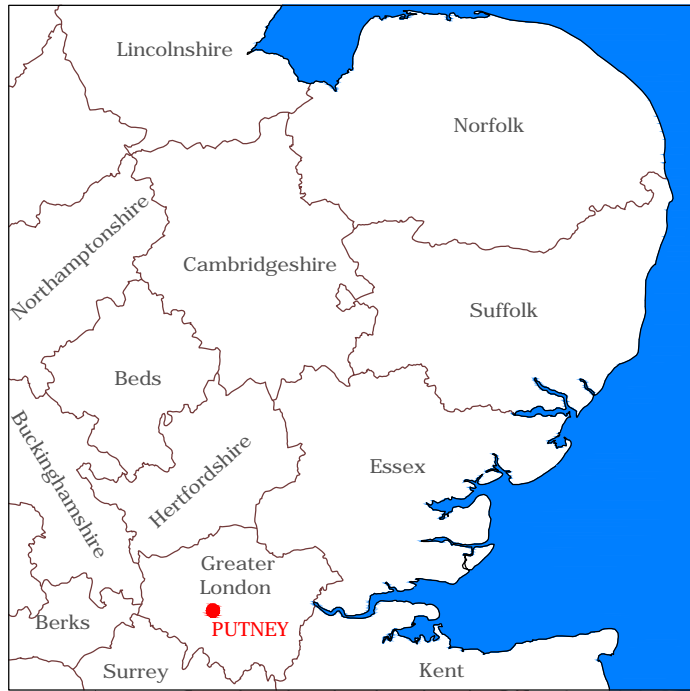
GLHER

Paper Media available:

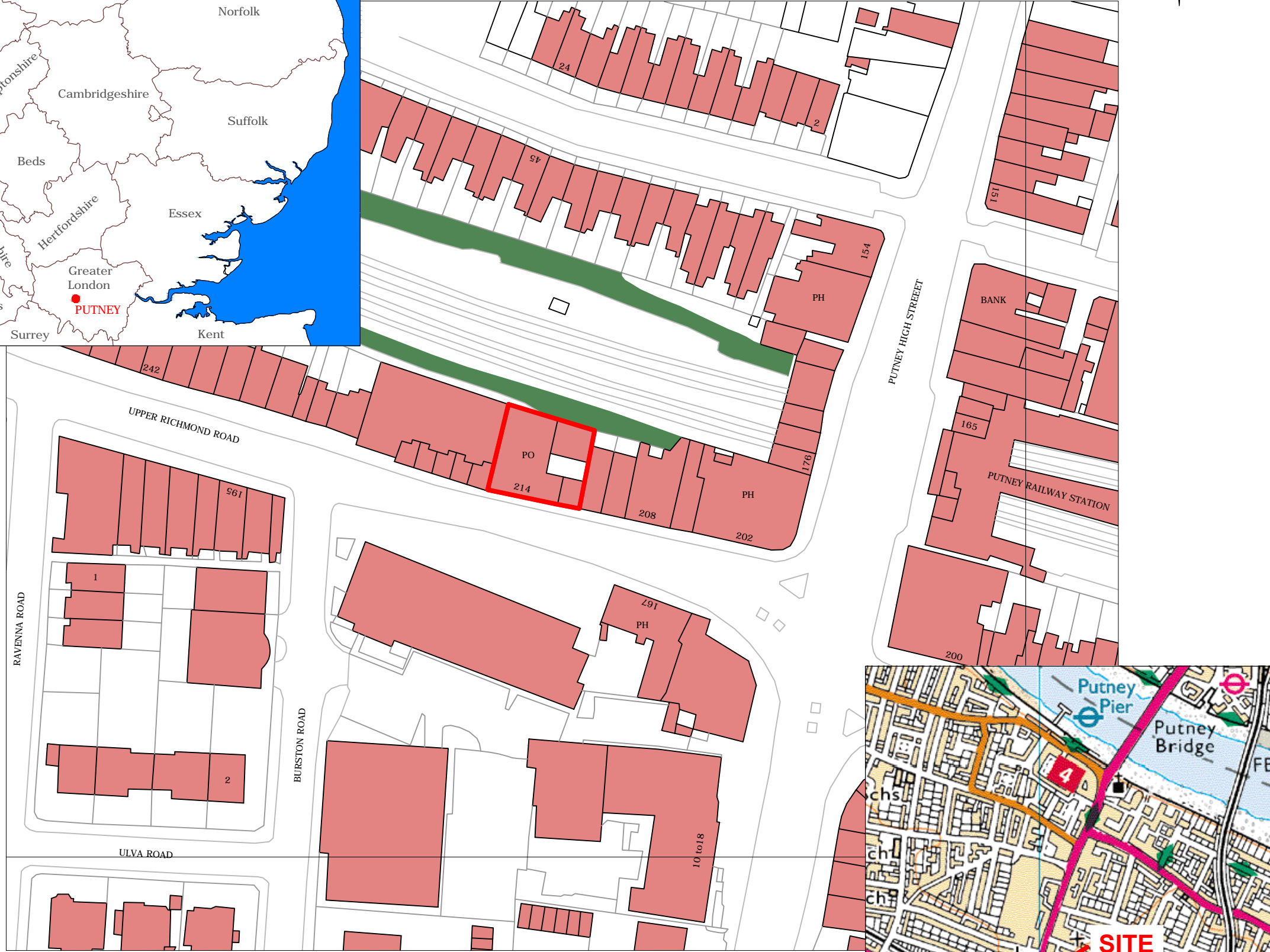
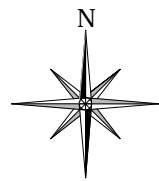
"Report"

Entered by Matt Adams (matt@britannia-archaeology.com)

Entered on 16 September 2013



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175000

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| | |
|--|---------------|
| | Site Boundary |
|--|---------------|

NGR: 523891 175088 REPORT NUMBER: R1030

PROJECT: 214 UPPER RICHMOND ROAD, PUTNEY, SW15
DESK-BASED ASSESSMENT

CLIENT:

DESCRIPTION: GENERAL LOCATION PLAN

BRITANNIA ARCHAEOLOGY LTD

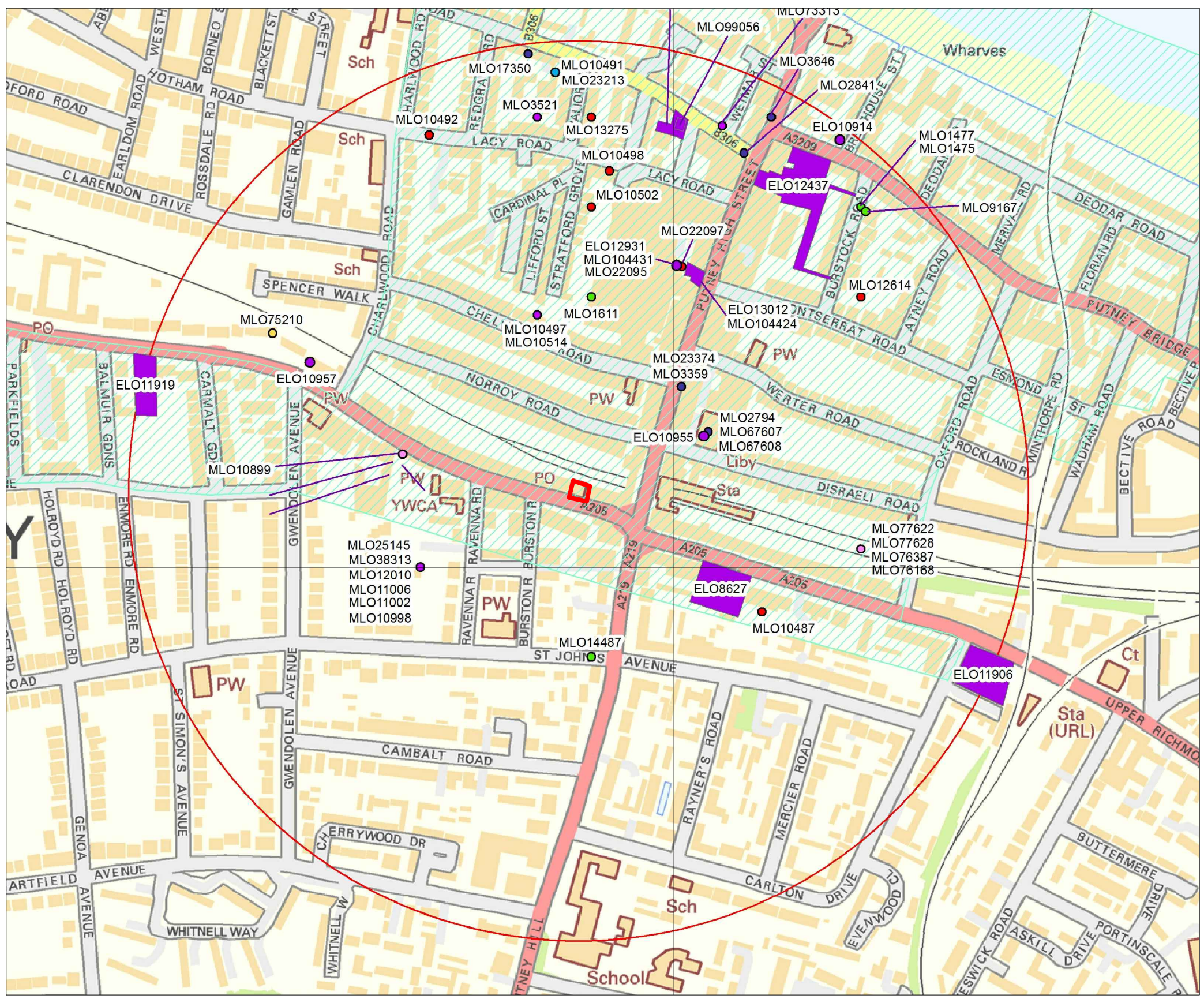
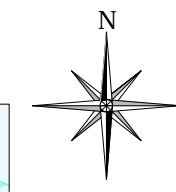


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| | | |
|--------------------|------------------|----------------|
| PLOT: A3 | APPROVED: TPS | VERSION: 01 |
| DATE: JULY 2013 | AUTHOR: MCA | FIGURE: 01 |



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| | |
|--|--|
| | Archaeological Priority Area |
| | HER Search Area |
| | Archaeology Site/Work |
| | Listed Building |
| | GLHER Event/Site |
| | Modern Monument Record |
| | Post-Medieval Monument Record |
| | Medieval Monument Record |
| | Anglo-Saxon/Early Medieval Monument Record |
| | Roman Monument Record |
| | Prehistoric Monument Record |
| | Site Boundary |

NGR: 523891 175088 REPORT NUMBER: R1030

PROJECT: 214 UPPER RICHMOND ROAD, PUTNEY, SW15
DESK-BASED ASSESSMENT

CLIENT:

DESCRIPTION: GLHER DATA

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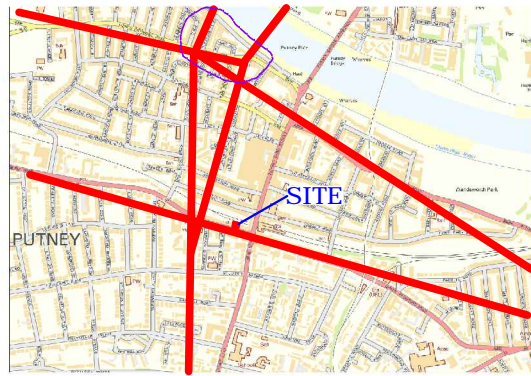
4 THE MILL, CLOVERS COURT, SUFFOLK IP14 1RB

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SCALE: 1:5000 0 200m

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| DATE: JULY 2013 | AUTHOR: MCA | FIGURE: 02 |

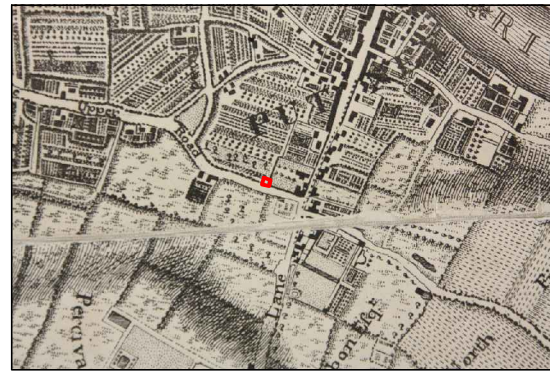
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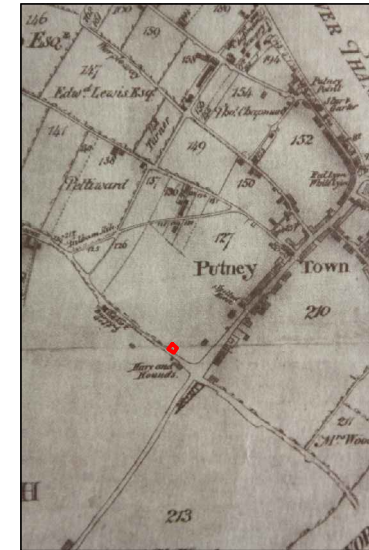
ROMAN ROAD AND PROJECTED TOWN LOCATIONS 43AD - 410AD (BASED ON FUENTES & GREENWOOD 1993)



NICHOLAS LANE 1636



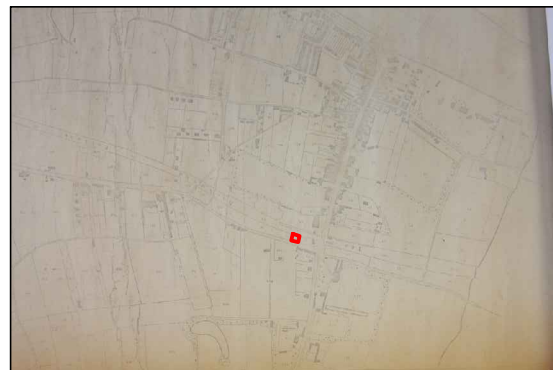
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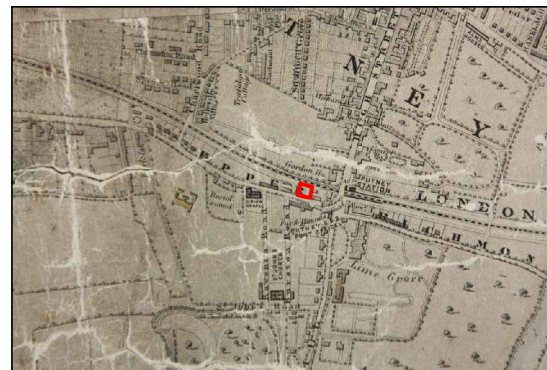
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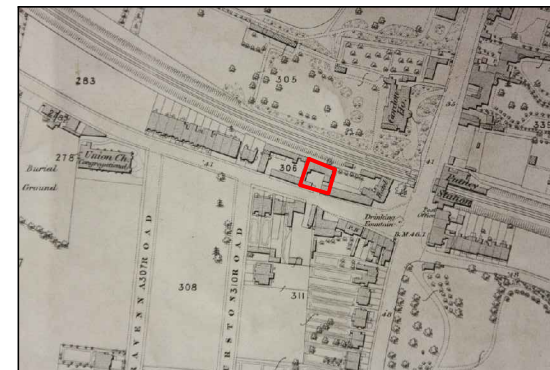
THOMAS MILNE 1800



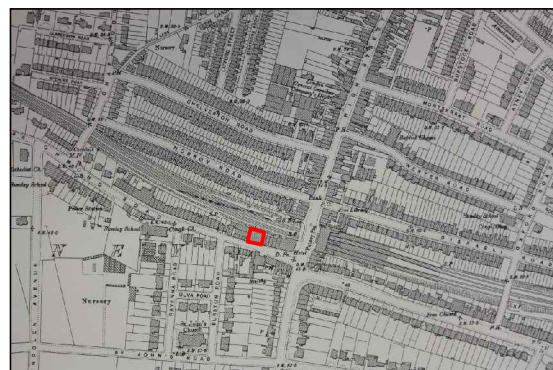
TITHE MAP 1849



STANFORD 1862



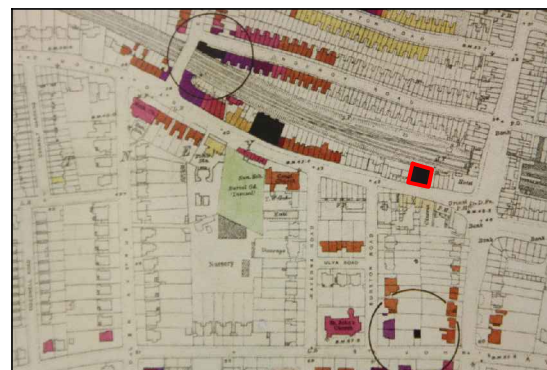
1ST EDITION ORDNANCE SURVEY MAP 1865/73



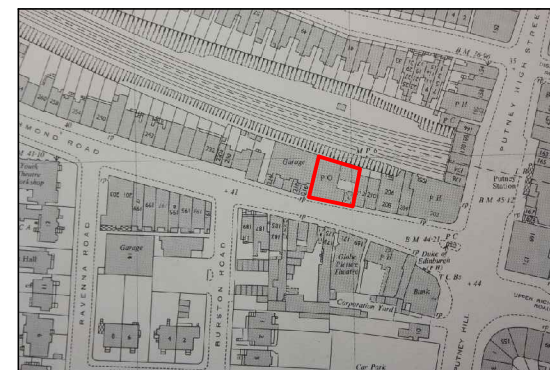
2ND EDITION ORDNANCE SURVEY MAP 1894/96



ORDNANCE SURVEY MAP REVISED 1916



LCC BOMB DAMAGE MAP 1939-46



ORDNANCE SURVEY MAP 1968

| | |
|--|---------------------------------|
| | Proposed Location of Roman Town |
| | Projected Roman Road Network |
| | Site Boundary |

| | |
|-----------------------|-------------------------|
| NGR: 523891 175088 | REPORT NUMBER: R1030 |
|-----------------------|-------------------------|

| |
|---|
| PROJECT: 214 UPPER RICHMOND ROAD, PUTNEY, SW15 DESK-BASED ASSESSMENT |
|---|

| |
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| CLIENT: |
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|--------------------------------------|
| DESCRIPTION: CARTOGRAPHIC SOURCES |
|--------------------------------------|

BRITANNIA ARCHAEOLOGY LTD



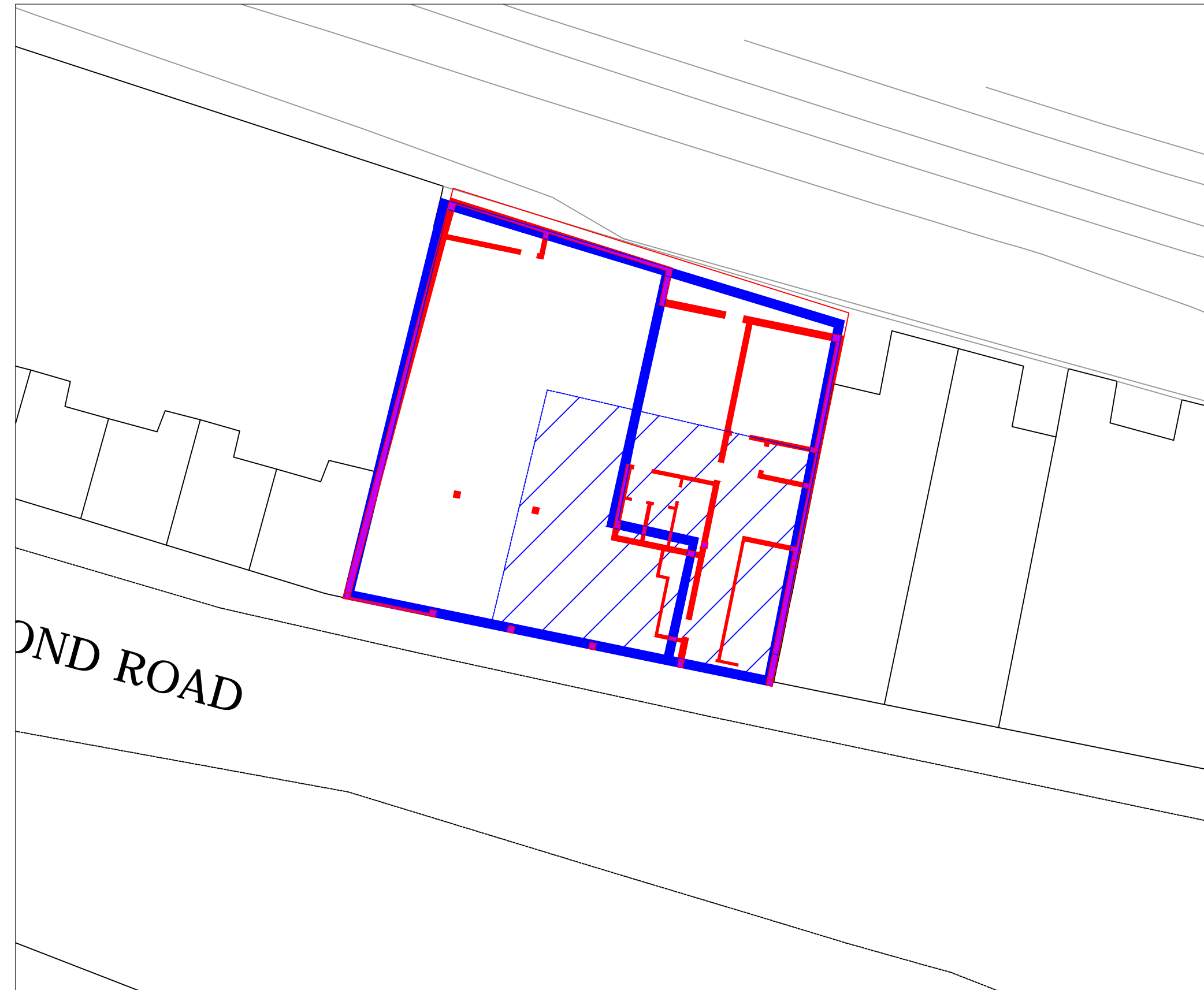
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| SCALE: VARIOUS |
|-------------------|

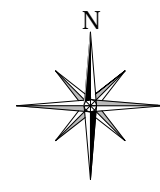
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|-------------|------------------|----------------|
| PLOT: A3 | APPROVED: TPS | VERSION: 01 |
|-------------|------------------|----------------|





| | | |
|--------------------|----------------|---------------|
| DATE: JULY 2013 | AUTHOR: MCA | FIGURE: 03 |
|--------------------|----------------|---------------|



ND ROAD

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| | |
|--|-------------------------------|
|  | Existing Basement |
|  | Area of Shared Wall Footprint |
|  | Proposed Building Wall |
|  | Existing Building Wall |

NGR: 523891 175088 REPORT NUMBER: R1030

PROJECT: 214 UPPER RICHMOND ROAD, PUTNEY, SW15
DESK-BASED ASSESSMENT

CLIENT: 

DESCRIPTION:
EXISTING AND PROPOSED IMPACT ASSESSMENT

BRITANNIA ARCHAEOLOGY LTD



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SCALE: 1:200 

| | | |
|-------------------|------------------|----------------|
| PLOT: A3 | APPROVED: TPS | VERSION: 02 |
| DATE: SEP 2013 | AUTHOR: MCA | FIGURE: 04 |



DP 1: Basement Boiler Room - View NW



DP 2: Main Room Ground Floor - View SW



DP 3: Rear Elevation from Courtyard - View SW



DP 4: Courtyard & Main Entrance - View SSW



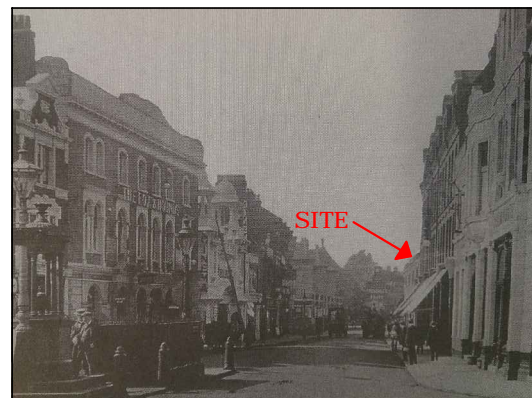
DP 5: Top Floor View Towards Putney Bridge - View NNW



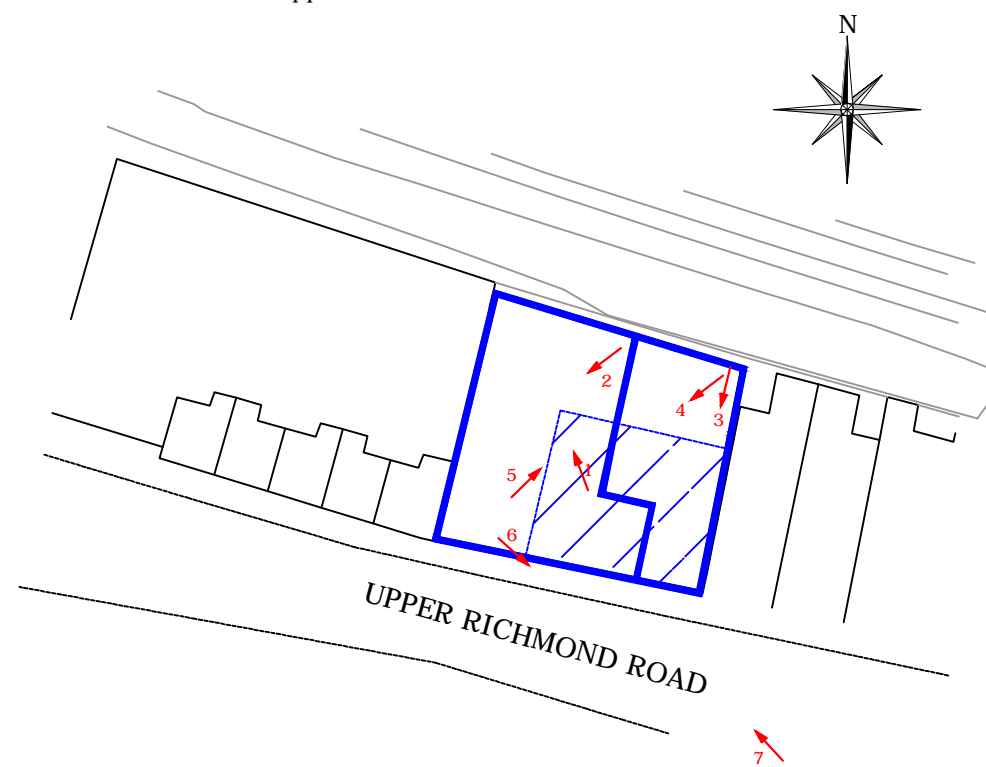
DP 6: Top Floor View Towards Upper Richmond Rd East - View E



DP 7: Building Exterior Fronting On To Upper Richmond Rd - View NW



DP 8: Upper Richmond Rd in 1911 Taken From Putney High St. Looking West



| | |
|--|-------------------------|
| | Existing Building |
| | Photo Location & Number |

| | |
|-----------------------|-------------------------|
| NGR: 523891 175088 | REPORT NUMBER: R1030 |
|-----------------------|-------------------------|

PROJECT:
214 UPPER RICHMOND ROAD,
PUTNEY, SW15
DESK-BASED ASSESSMENT

CLIENT:

DESCRIPTION:
PHOTOGRAPHIC RECORD

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SCALE:
VARIOUS

| | | |
|--------------------|------------------|----------------|
| PLOT: A3 | APPROVED: TPS | VERSION: 01 |
| DATE: JULY 2013 | AUTHOR: MCA | FIGURE: 05 |